

Resolution No.:	<u>17-644</u>
Introduced:	<u>December 11, 2012</u>
Adopted:	<u>December 11, 2012</u>

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

---

By: District Council

---

**SUBJECT:** Takoma/Langley Crossroads Sectional Map Amendment (G-953)

**OPINION**

Sectional Map Amendment (SMA) G-953 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Takoma/Langley Crossroads Sector Plan. The SMA application covers approximately 134 acres, of which approximately 52 acres are proposed for change in zoning classification. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Takoma/Langley Crossroads Sector Plan on April 24, 2012. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Takoma/Langley Crossroads area and was subject to extensive and detailed review by the District Council. Following the transmittal of the fiscal impact analysis of the Takoma/Langley Crossroads Sector Plan by the County Executive, the District Council held public hearings on February 1, 2011 and May 24, 2011, wherein testimony was received from interested parties.

Sectional Map Amendment (SMA) G-914 was filed on October 8, 2012 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Takoma/Langley Crossroads Sector Plan. The Council held a public hearing on the SMA for the Takoma/Langley Crossroads Sector Plan on November 27, 2012. All testimony submitted was in support of the SMA. Council Staff found two technical errors in the rezoning chart and the Council supported the Staff recommended corrections.

The Council considered the Sectional Map Amendment at a worksession held on December 11, 2012. The Council finds Sectional Map Amendment Application G-953 to be consistent with the Approved and Adopted Takoma/Langley Crossroads Sector Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Takoma/Langley Crossroads Sector Plan.

The evidence of record for Sectional Map Amendment G-953 consists of all record materials compiled in connection with the County Council public hearings on the Planning Board Draft of the Takoma/Langley Crossroads Sector Plan, dated February 1, 2011 and May 24, 2011, and all record materials compiled in connection with the public hearing held by the Council on November 27, 2012 on Sectional Map Amendment G-953.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

### **Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

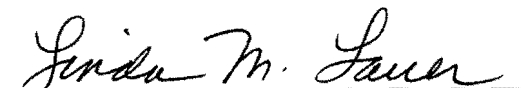
1. Application No. G-953, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Takoma/Langley Crossroads Sector Plan consisting of approximately 134 acres, more or less, is GRANTED. Approximately 52 acres are rezoned as a result of this action. The remaining acreage is to be reconfirmed as currently zoned.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Takoma/Langley Crossroads Sector Plan.

**Table 1: Parcels to be Rezoned**

SMA Area	Resolution Area	Existing Zone	Proposed Zone	Acres
1	1, 1B, 2	C-1 and CROZ	CRT 1.5 C 1.0 R 0.5 H 60	1.13
2	3-10	O-M	CRT 2.0 C 2.0 R 2.0 H 50	1.4
3	11-12	C-2 and CROZ	CRT 3.0 C 1.0 R 2.0 H 100	9.92
4	13-14	O-M, CROZ and R-60	CRT 2.5 C 2.5 R 2.5 H 60	2.25
5	15-23	C-2 and CROZ	CRT 2.5 C 2.0 R 1.5 H 100	8.58
6	24, 24A	C-2 and CROZ	CRT 2.5 C 2.0 R 1.5 H 100	0.52
7	25-26	C-2 and CROZ	CRT 2.0 C 2.0 R 2.0 H 70	0.83
8	27-30	C-2 and CROZ	CRT 2.5 C 2.5 R 1.5 H 80	4.27
9	31-35	C-2 and CROZ	CRT 2.0 C 2.0 R 2.0 H 70	1.12
10	36	C-2 and CROZ	CRT 2.0 C 1.5 R 1.5 H 80	3.23
11	36A	C-2, CROZ and R-60	CRT 2.0 C 1.0, R 1.5 H 60	1.79
12	37	C-2 and CROZ	CRT 1.5 C 1.0 R 1.5 H 60	4.44
13	38-39	R-10	CRT 2.0 C 0.5 R 1.5 H 130	9.45
14	40	R-60	CRT 2.0 C 2.0 R 2.0 H 60	1.82
15	41-42	C-2 and CROZ	CRT 2.0 C 1.0 R 2.0 H 40	0.71
16	43-47	O-M and CROZ	CRT 1.5 C 1.5 R 1.5 H 40	0.42

\*CROZ: Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone

This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council

## INDEX MAP -- TAKOMA / LANGLEY CROSSROADS SECTOR PLAN

